



Kingsgate Avenue, Broadstairs





106 Kingsgate Avenue
Broadstairs
Kent
CT10 3LH



Description

Ground Floor

- Entrance Hall
- Kitchen
21'0 x 8'11
(6.40m x 2.72m)
- Open-Plan
Living/Dining
Room
- Dining Room
14'2 x 11'11
(4.32m x 3.63m)
- Living Room
13'9 x 8'7
(4.19m x 2.62m)
- Conservatory
13'9 x 9'3
(4.19m x 2.82m)
- Bath and Shower
Room
- Master Bedroom
12'7 x 8'6
(3.84m x 2.59m
Plus built-in
wardrobe)
- En-suite Shower
Room

- Bedroom
11'9 x 8'7
(3.58m x 2.62m)
- Bedroom
11'7 x 9'10
(3.53m x 3.00m)
Plus built-in
wardrobes)
- Bedroom
11'8 x 8'1
(3.56m x 2.46m)

External

- Front/Driveway
- Detached
Garage
18'9 x 12'10
(5.72m x 3.91m)
- Rear Garden

Property

Situated at the sea end of the private 'Kingsgate Avenue' is this stunning completely renovated four bedroom detached spacious bungalow, offered to the market with NO onward chain. The current owners have undertaken a programme of refurbishment since they bought the property and, in our opinion, it has been finished to an extremely high standard and presented immaculately, with a very versatile layout.

Set back from the road the property is approached via an in and out driveway, the rooms all branch off the light and airy entrance hallway, the current set up provides four double bedrooms, the front bedrooms boasting sea views to the side and the master bedroom having built-in 'John Lewis' wardrobes and a beautiful en-suite shower room with double sink. There is also a further family bathroom with bath and shower and automatic lighting.

To the rear of the property there is a large lounge/dining room with a gas log burner and doors leading out to a triple aspect conservatory perfect to enjoy the garden views and sunshine. Further to this is a stunning fitted Magnet kitchen with a range of Beko appliances with a breakfast bar and doors leading out to the garden. The current vendors also have pre-planning for the vast loft space to be transformed into a living space which would offer elevated sea views.

Externally the property sits on a good size plot with off street parking to the front for several cars with 2 further gated entrances providing further off street parking, there is also a garage with electric door. The sunny aspect rear garden is mainly laid to lawn with a paved patio area ideal for al fresco dining and entertaining.



Location

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.





TOTAL APPROX. FLOOR AREA 1565 SQ.FT. (145.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

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